155.0	0004	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,145,300 /	1,145,300
					USE VALUE:	1,145,300 /	1,145,300
					ASSESSED:	1,145,300 /	1,145,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
217		WAVERLY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEUTZ EDWARD N & AMELIA K
Owner 2:	
Owner 3:	
Street 1:	217 WAVERLY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	POTEMPA WITOLD & -
Owner 2:	COLEMAN WENDY -
Street 1:	276 CLIFTON ST
Twn/City:	BELMONT
St/Prov:	MA Cntry:
Postal:	02478

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1936, having primarily Wood Shingle Exterior and 2868 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	725,300		420,000	1,145,300
Total Card	0.138	725,300		420,000	1,145,300
Total Parcel	0.138	725,300		420,000	1,145,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.34 /Parcel: 399.34

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

103202

GIS Ref

GIS Ref

Insp Date

06/30/18

!12161!

PREVIOUS ASSESSMENT

Parcel ID: 155.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	725,300	0	6,000.	420,000	1,145,300		Year end	12/23/2021
2021	101	FV	681,900	0	6,000.	420,000	1,101,900		Year End Roll	12/10/2020
2020	101	FV	678,300	0	6,000.	420,000	1,098,300	1,098,300	Year End Roll	12/18/2019
2019	101	FV	620,300	0	6,000.	420,000	1,040,300	1,040,300	Year End Roll	1/3/2019
2018	101	FV	391,400	0	6,000.	354,000	745,400	745,400	Year End Roll	12/20/2017
2017	101	FV	233,300	0	6,000.	324,000	557,300	557,300	Year End Roll	1/3/2017
2016	101	FV	233,300	0	6,000.	276,000	509,300	509,300	Year End	1/4/2016
2015	101	FV	207,500	0	6,000.	240,000	447,500	447,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:04:16

LAST REV

Date	Time
06/08/21	12:48:06
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12161

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POTEMPA WITOLD	69535-532		6/30/2017		1,150,000	No	No		
ZWICKER RALPH E	66570-560		12/22/2015	Estate/Div	525,000	No	No		
	6624-440		1/1/1901	Family		No	No		RALPH ELIOT ZWICKER D.O.D. 6/1/2015 BK 66570

USER DEFINED

Prior Id # 1:	103202
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/18/2018	827	Solar Pa	29,000	C				
5/24/2016	669	Addition	100,000					2 story addition i
3/21/2016	306	New Wind	5,000					new windows

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	MEAS&NOTICE	HS	Hanne S
2/21/2018	SQ Returned	EMK	Ellen K
5/30/2017	Left Notice	DGM	D Mann
5/30/2017	Measured	DGM	D Mann
5/30/2017	Permit Visit	DGM	D Mann
3/22/2016	SQ Returned	EMK	Ellen K
10/15/2008	Meas/Inspect	163	PATRIOT
11/23/1999	Meas/Inspect	270	PATRIOT
7/22/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.12043011
Const Adj.:	1.34105098
Adj $ / SQ:	202.845
Other Features:	118506
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	760304
Depreciation:	34974
Depreciated Total:	725330

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

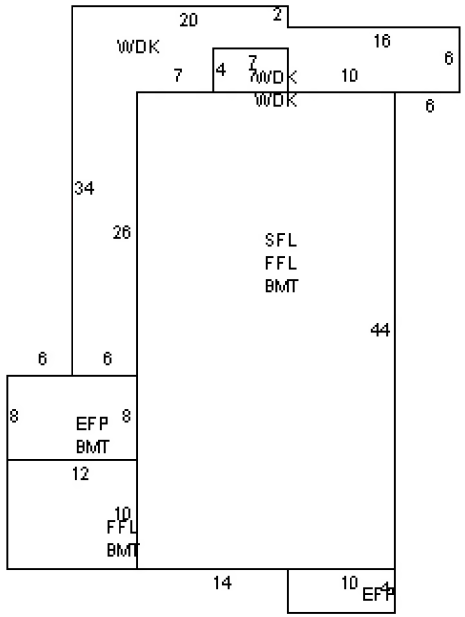
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	223.13
Special Features:	0	Val/Su Net:	177.77
Final Total:	725300	Val/Su SzAd	324.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,272	83.670	106,433
FFL	First Floor	1,176	202.840	238,545
SFL	Second Floor	1,056	202.840	214,204
WDK	Deck	440	11.090	4,881
EFP	Enclos Porch	136	63.360	8,616

Net Sketched Area:	4,080	Total:	572,679
Size Ad	2232	Gross Area	4080	FinArea	2868
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

155.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	